



# North Ridge West Neighborhood

Built Environmental Characteristics Study  
City Council  
June 5, 2018



# What are **Neighborhood Conservation Overlay Districts**?

- A zoning tool used to identify and conserve the character of a neighborhood.
- Usually more restrictive than the current zoning.
- Additional development standards for an identified neighborhood.



# How is an **NCOD** created?

- ✓ Step 1: Citizens petition to City Council requesting a neighborhood study (April 3, 2018)
- ✓ Step 2: Built Environmental Characteristics Study (June 5, 2018)
- ❑ Step 3: Text Change
- ❑ Step 4: Rezoning



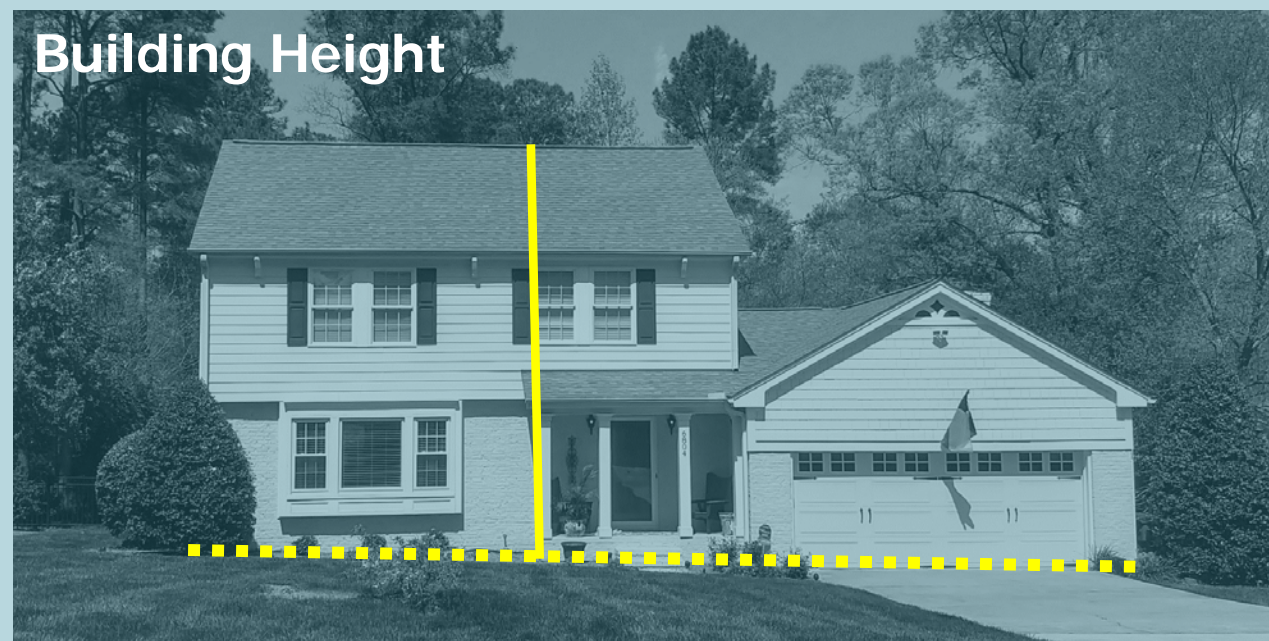
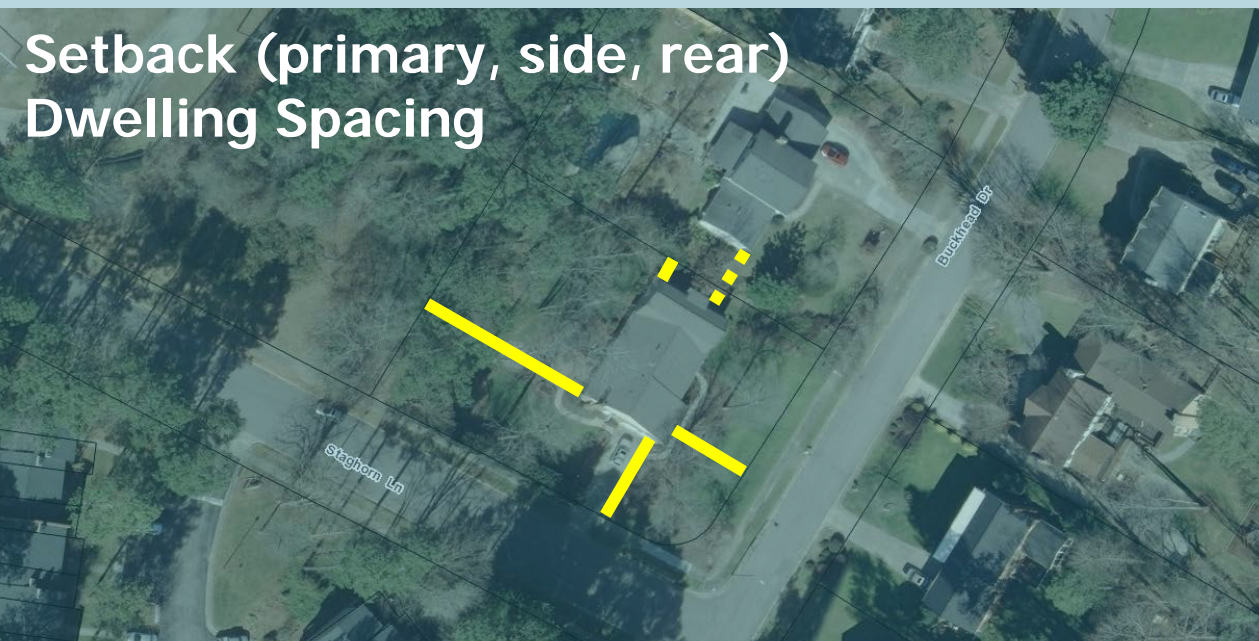
# North Ridge West



- 24 acres
- 41 parcels
- All lots developed; 1- and 2-story traditional and split-level ranch houses built between 1969 and 1975
- Predominant characteristic represents more than 75% of the parcels; 31 of 41 parcels



# Built Characteristics





# Study Findings – Summary

Characteristic	Predominant Value	Smallest Value	Average	Largest Value
<b>Lot Size</b> Square Feet Acres	19,828 0.46	13,305 0.31	21,439 0.49	30,496 0.7
<b>Lot Width</b> Front Interior (feet) Front Corner (feet)	99.8 151.2	88.0 150.3	108.4 177.2	156.1 199.2
<b>Primary Street Setback</b> (feet)	48.9	30.6	53.8	69.1
<b>Side Setback</b> (feet)	11.3	3.3	17.1	15.1
<b>Rear Setback</b> (feet)	77.0	27.4	94.7	179.4
<b>Dwelling Spacing</b> (feet)	25.1	19.1	31.5	59.4
<b>Building Height</b> (feet)	25.8	15.0	23.2	29.0
<b>Density</b> (units/acre)	2.2	1.4	2.1	3.3





# Study Findings – Comparison to Current Zoning

Characteristic		Current Zoning (Residential-6) Standard	Suggested Standard	Predominant Value
Lot Size	Minimum Standards	6,000 SqFt 0.14 Acres	13,000 SqFt 0.3 Acres	19,828 SqFt 0.46 Acres
Lot Width at Front		50 Ft (interior) 65 Ft (corner)	80 Ft (interior) 125 Ft (corner)	99.8 Ft (interior) 151.2 Ft (corner)
Primary Street Setback		10 Ft	30 Ft	48.9 Ft
Side Setback		5 Ft	5 Ft	11.3 Ft
Rear Setback		20 Ft	25 Ft	77.0 Ft
Dwelling Distance		Not Regulated in Code	20 Ft	25.1 Ft
Building Height	Maximums	40 Ft	30 Ft	25.8 Ft
Density		6 u/ac	2.5 u/ac	2.2 u/ac





# Neighborhood Meeting

Study was presented to North Ridge West property owners on May 16, 2018.

Comments and questions from the 18 attendees:

- How long does text change process take?
- For rezoning, will 51% of property owners need to sign petition?
- Will the text change be authorized at the June 5 Council meeting?
- How have other NCODs decided upon the standards?
- What will standards mean for houses that don't meet them?
- Will the predominant characteristics reduce future subdivision and new building height?
- Concern expressed that a height restriction could limit the value of homes and lots.
- For teardowns and subdivisions, would property infill rules apply?
- Discussion of story vs foot height limit and split-level housing style popular in neighborhood.



# How is an **NCOD** created?

- ✓ Step 1: Citizens petition to City Council requesting a neighborhood study (April 3, 2018)
- ✓ Step 2: Built Environmental Characteristics Study (May 16/neighbors; June 5/City Council)
- ❑ Step 3: Text Change to add definition for North Ridge West NCOD to UDO:
  1. Authorize citizen-initiated text change.
  2. Authorize staff-initiated text change.
- ❑ Step 4: Rezoning





# Next Steps

- Authorize a text change –
  - Provide direction for citizen- or staff-initiated.
  - Includes Planning Commission review and City Council Public Hearing.
- Rezoning process, but only if text change authorized and adopted.